



**Address:** [21 RANCHO DR N](#)  
**City:** TARRANT COUNTY  
**Georeference:** 33450-6-16  
**Subdivision:** RANCHETTE ESTATES  
**Neighborhood Code:** 3K300R

**Latitude:** 32.9213733519  
**Longitude:** -97.2635223974  
**TAD Map:** 2072-456  
**MAPSCO:** TAR-022V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** RANCHETTE ESTATES Block 6  
Lot 16

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 0

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$570,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02307030  
**Site Name:** RANCHETTE ESTATES-6-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,578  
**Percent Complete:** 100%  
**Land Sqft\*:** 84,680  
**Land Acres\*:** 1.9440  
**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
PRATER RICHARD L  
PRATER KELLY D  
**Primary Owner Address:**  
21 RANCHO DR N  
FORT WORTH, TX 76244-5006

**Deed Date:** 2/19/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210041571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIBLER FRANKIE E	12/31/1900	0000000000000000	0000000	0000000



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$278,400	\$291,600	\$570,000	\$506,683
2024	\$278,400	\$291,600	\$570,000	\$460,621
2023	\$278,400	\$291,600	\$570,000	\$418,746
2022	\$246,640	\$223,560	\$470,200	\$380,678
2021	\$206,287	\$223,560	\$429,847	\$346,071
2020	\$206,287	\$223,560	\$429,847	\$314,610

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.